

WALL ST. BUILDING IN \$1,000,000 SWAP

Big Morristown Estate Given in Part Payment for Modern Office Structure.

In a transaction involving properties valued at more than \$1,000,000 Byrnes & Bowman have sold in conjunction with Jones & Martin for Klein & Jackson to Col. Delancey Kountze the twelve story modern office building at 80 Wall street, northeast corner of Pearl street, on a plot fronting 50 feet on Wall street and 75 feet on Pearl street by irregular.

The property is leased to the Pacific Development Corporation for eighteen years on a net basis, and the lessee occupies the larger part of the building. The part payment for the building is given to Klein & Jackson, who are leasing it to the Pacific Development Corporation, consisting of an old English country estate of 150 acres, with thirty acres of lawn and eighty-one acres of pasture, and a substantial three story and attic Colonial mansion of white granite, containing about forty rooms and measuring 150x125. There are also numerous outbuildings, including a large cottage, stables, etc. Part of the grounds are laid out in Italian gardens, 300x250, including a lake of eight acres. It is considered the finest place in the Morristown section and the buyers plan to occupy it next summer. Col. Kountze inherited the property from his grandfather, who built it for his own use.

Stoddard & Mark, attorneys, represented Klein & Jackson, and Hawkins, Stoddard & Longfellow acted for Col. Kountze.

Banker Sells \$200,000 Estate.

The handsome residence and estate of fifty acres in Bernardsville, N. J., belonging to William P. Bonbright of the brokerage firm of William P. Bonbright & Co., bankers, has been sold to Charles A. Dana of Southampton, L. I. The estate comprises more than fifty acres and includes a modern estate and stables. It was valued at \$200,000. The deal was negotiated by Jones & Martin of this city. The same brokers also sold for William Kernochan his property in Gladstone, N. J., to J. H. Colt.

New Building for 5th Avenue Zone

A seven story office building will be erected at 4 East Fifty-third street on the site of the four story dwelling, 25x100, at that address which has been sold for the estate of the late Mary E. Olcott to S. H. Stone. The buyer will make the improvement. The property has not been transferred since 1880. The Brown, Wheelock Company were the brokers. Mr. Stone in the past few years has improved several properties in the Fifth avenue zone.

Plans Give Way for Garage.

A client of Jacob Berman, attorney, purchased through the John P. Peet Company from the Bud Realty Company the seven four story tenements at 304 to 310 East Forty-fifth street, near Second avenue, on a plot 132x100. The property was held at \$150,000. The new owner is having plans drawn by George McCabe for a two story garage on the site, and the negotiations are pending for leasing it from the plans.

New Woolworth Store in Nassau St

The F. W. Woolworth Company has leased the ground floor and basement of the Morton building, at 115 John street, adjoining the northeast corner of Ann street, for a new five and ten cent store. The lease was made for the estate of Levi P. Morton by Frederick Zittel & Sons and Edward J. Hogan.

MARYLAND HOTEL TO BE SOLD.

Companies Formed to Take Over That and Other Properties.

The Maryland Hotel Corporation has been formed at Albany with a capital of \$60,000 and J. Friberg, R. C. Wigan and L. D. Marquardt as directors. The Maryland is a nine story structure at 104 West Forty-ninth street, 43x100.5, adjoining Sixth avenue, and is owned by Capt. William H. Wheeler.

The six story building at 137 West

Forty-fifth street, 34x100.5, is to be taken over by a corporation known as 137 West Forty-fifth Street, Inc., composed of E. R. Mead, H. G. Armstrong and A. L. Hobbs as directors. The Harry C. Hallenbeck estate holds title.

The 834 East 150th Street Holding

Company is to take over the four story flat at the southeast corner of Union avenue and 150th street, 27x55. The directors are W. Pomerantz, L. Schelkowitz and L. Schachter.

Other Deals in Manhattan.

Max Singer sold to Philmar Realty Corporation the five story garage at 518 and 520 West 147th street, 50x100. William D. Kilpatrick resold through E. H. Ludlow & Co. the five story store and tenement at the southwest corner of Murray and Greenwich streets, 27x78, to a buyer who will occupy the store floor. The seller recently purchased the property from Eugene Hoffmann estate through the same brokers.

Light Trading in Dwellings.

Mrs. E. Wallace sold the three story dwelling at 165 West Eighty-seventh street, 20x100.5.

James L. Van Sant sold to K. A. Galgan, 453 West 145th street, a three story dwelling, 16x100.

Deals Revealed in Transfers.

Mary A. Quish purchased from the Scherer-Ginsberg Realty and Construction Company two five story flats, 50x100, at 164 and 166 West Eighty-ninth street. The Rooney Realty Company, Peter A. Hartigan, negotiated the sale.

Leswood Realty Company sold to the

Vera Building Corporation the seven story apartment house at 367 and 359 West 134th street, 30x100.

Edmund Hirschberg sold to the P. D.

R. Realty Company the five story flat at the northwest corner of Seventh avenue and 147th street, 40x100.

Marjorie S. Singer sold to Dominick

campagna the six story flat at 242 and 244 East 112th street, 37x100.

Isaac Schorr sold to Abraham Landau

the six story tenement at 376 and 378 East Eighth street, 39x79.6.

Blacker-Grove Company sold to the

Polodoro Restaurant Company the five story building at 163 West Forty-eighth street, 35x108.

Edith N. McGill sold to Emily M. Rogers and others the two story building at 1748 Amsterdam avenue, 25x100.

James Van Alst resold to Cornelius H.

Tangeman the three story dwelling at 162 East Sixty-sixth street, 18x100.5.

MISCELLANEOUS LEASES.

Loton H. Slawson Company leased the corner store and basement in the Armon Building, now under construction at the southeast corner of Seventh avenue and Thirty-sixth street, to the Metropolitan Bank of 1 Madison avenue, for a branch.

Pease & Elliman leased for Earl Kaufman the four story stable property, 51x95, at 215 and 217 Lexington avenue, the southeast corner of Thirty-third street, to W. E. L. Muller, who will remodel for his own use.

M. & L. Hess, Inc., leased for the National Drug Stores Corporation the store and basement in the Emmet Arcade Building, at 82 East Fifty-ninth street, to Samuel Elson, magazines and stationery.

Hagstrom-Cullen Company leased offices and salesrooms in 117 West Sixty-third street to the George Dubuc, Inc., auto ignition, for three years.

Ames & Co. rented for Samuel W. Peck Company the store and basement in 130 West Thirty-fourth street to Weller & Rotzweig; also for Samuel Shuring and Joseph Schoenfeld the store and basement at 31 West Thirty-fourth street to Krentzman Knitting Mills.

Sol. Stern leased for the Public National Bank the store and basement in 144 West Twenty-eighth street to J. Laskin & Sons of Milwaukee, Wis.

Cross & Brown Company leased space in 35 Great Jones street to Paul Fredrick & Co., to Lucille Hall Company, Inc., and to Sun Ray Hat Company, Inc.; also in 40 West Seventeenth street to Blumstein & Litor; at 229 West Twenty-eighth street, to Bonner & Loberfeld, Inc.; in 2 to 4 West Forty-eighth street, to Huischer-Rothberg, Inc., and in the Bush Terminal Building, 120 West Forty-second street, to the American Crayon Company.

Harris, Vought & Co. leased at 520 Fifth avenue a portion of the second floor for the International Baking Company to S. J. Rydell for a term of years.

RESIDENTIAL LEASES.

Brown, Wheelock Company, Inc., leased for Katherine J. Whipple a four story dwelling, 14x100.5, at 181 Madison avenue.

Payson McEl. Merrill Company leased furnished for Mrs. D. Maitland Armstrong to Edwin H. Manning and David Roberts the three story dwelling, 55 West Tenth street, which was furnished duplex apartment in 925 Park avenue to Ernest Schelling, also furnished apartments in 140 West Fifty-seventh street, Second avenue, on a plot 132x100.

East Forty-fifth street, 34x100.5, to Mrs. O. Young Hays, and in 344 West Seventy-second street, for Charles Griffith Moore, as agent, to A. E. Mittenacht; in 158 West Seventy-second street, to Mrs. A. Stupp; in 150 West Seventy-second street, to W. Clark Waters.

BRONX MARKET.

Forest Hall, a seven story elevator apartment house with stores at the northwest corner of Forest avenue and 181st street, on a plot 100x87.7, has been sold by Henry D. Burt to William A. Lincoln. It carries a mortgage for \$17,250.

REALTY JOTTINGS.

Rosalind Realty Company placed a \$100,000 loan for Nettle B. Moynie to the State of New York, to build a new two story theatre and store building at the northeast corner of 187th street and Seventh avenue.

Thomas S. Burke leased offices in 57 South Broadway, Yorktown, N. Y., to Berthold Werner, architect; also offices in the same building to the Waring Investing Company.

NEWARK REALTORS ELECT.

Dr. Charles F. Kraemer has been re-elected president of the Newark Real Estate Board. Officers elected are Joseph L. Feibelman, William C. Fiedler, Frank J. Bock and Louis Karmm. The speakers included Francis Gormley of Jersey City, Charles S. Gerth of Gerth's Realty Experts, New York, New Orleans, Denver and Los Angeles. Raymond Connolly, president of the Real Estate Board of the Orange, also spoke on the work of that board. Arrangements for 500 guests have been made for the annual banquet in January.

ESTATES APPRAISED.

RIGGS, LEON C. (February 5, 1920). Gross estate, \$172,155; net estate, \$122,107. The net estate was bequeathed to his wife, Julia R. Riggs, 1672 Broadway.

MORGAN, EDWARD J. (Gross estate, \$111,452; net estate, \$74,100). Gross estate, \$111,452; net estate, \$74,100. The net estate was divided among his children.

VAN WYCK, LILLIA GORDON (July 29, 1919). Gross estate, \$81,325; net estate, \$75,947. Augustus Van Wyck, husband, 140 Broadway, \$41,000; William Van Wyck, son, and bequeathed to his wife, Julia R. Riggs, 1672 Broadway.

LOWENTHAL, LUCIEN B. (May 1, 1919). Gross estate, \$80,978; net estate, \$59,157. Stella Lowenthal, wife, \$24,518 and a life estate in a similar amount. The balance was given to her children and nephews and nieces.

KING, M. (September 1, 1919). Gross estate, \$100,652; net estate, \$194,783. John King, 50 West 102nd street, sister, beneficiary of entire estate except \$500 to Ignatius Lophis Church.

MEMO

Today

B. Q. Meyer, Inc., writes:

We are pleased to state that an advertisement in the Herald produced a sale at substantially the price the owner asked.

Another example of the productiveness of the New York Herald.

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COUNTRYWIDE BUILDING FELL OFF IN NOVEMBER

Official figures on building permits issued in November, 1920, in 203 cities in the United States show a total of 28,343 permits, the valuation being \$74,098,000. This is a recession of more than \$20,000,000 from the October, 1920, total and an even 50 per cent. reduction from the total for November, 1919. Of the cities for which comparable figures are available 134 show a decrease in building activities, while but 52 show an increase.

The Pacific coast appears to continue to lead in building operations, the showing in the State of California being especially interesting. Alameda, Los Angeles, Pasadena, San Diego and San Francisco show an increase in activities during November, 1920, compared with November, 1919, San Francisco and Los Angeles being the only two large cities in the United States showing an increase, and San Diego, with an increase of 622 per cent., has the second best record for the month. The highest increase is shown by Central Falls, R. I., with an increase of 1,296 per cent. over November, 1919.

Chicago is 78 per cent. lower in November, 1920, valuation than in November, 1919; Baltimore is 43 per cent. less, Boston 45 per cent. less, Cleveland 45 per cent. less, Philadelphia 75 per cent. less and Pittsburgh 51 per cent. less. All the boroughs of New York city show a decrease with the exception of the Borough of Manhattan, which shows a 24 per cent. increase.

The average valuation of the November, 1920, permits per city is \$355,917. For November, 1919, the city average was \$744,190, and the city average for October, 1920, was \$503,254. The city average for November, 1920, is, therefore, approximately 400,000 less than the city average for the same month last year and \$135,507 less than the city average for the preceding month in 1920.

RAYPORT AUCTION TO-DAY.

The Maples, Opposite Manton Home, to Be Sold by A. C. Sheridan

"The Maples," consisting of two large furnished residences on Ocean avenue, right near the water, at Rayport, L. I., are to be auctioned separately this afternoon at 3 P. M. by Arthur C. Sheridan.

The properties are beautifully arranged on five and one-half acre plots, laid out in lawns, gardens, rare trees and shrubs, together with a beautiful lake. They are located opposite the new thirty-five acre estate of Justice Martin T. Manton of the United States Circuit Court of Appeals, which Arthur C. Sheridan sold to him about two years ago. It also faces the W. Kintzing Post estate, which was recently occupied by Bernard M. Baruch.

SALES AT AUCTION.

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ART SALES.

TODAY AT 2:30 P. M.

UNRESTRICTED SALE

AT PUBLIC AUCTION

For Your Own Home

The Collection of a Foreign Connoisseur

DATING FROM THE PERIODS OF

Three French Kings

also illustrating the

Splendor of Old Spain

Selected with exquisite taste, and is of unusual design and gorgeous coloring.

57TH STREET ART GALLERIES, Inc.

Alfred F. Gussweiler, Auctioneer

33 West 57th Street, New York City

PLAZA 6467.

To-Day (Sat.) at 2:30 P. M.

Last Session of RUG SALE IN

SILCO'S Fifth Ave. Art Galleries

40 E. 45th St. S. W. COR.

Van der Hoff Ave.

James P. Sils & Son, Auctioneers

WILL SELL AT PUBLIC AUCTION

BY ORDER OF E. G. Schwinghammer,

Attorney at Law, New York City

A Valuable Collection of

ANTIQUE AND MODERN

ORIENTAL RUGS and Chinese Carpets,

Bronzes, Floor Lamps, Cloisonne Vases, Bric-a-Brac and Mandarin Coats.

NOTE:—THE ABOVE COLLECTION WILL BE OF SPECIAL INTEREST TO DEALERS AND CONNOISSEURS.

LAST DAY TO-DAY OF A VERY VALUABLE ESTATE SALE.

BENJ. S. WISE, Auc'tr.

Will Sell at Public Auction in the WISE AUCTION GALLERIES

428 Columbus Ave., 17th Station

To-Day (Sat.), 2 P. M.

By order of the Executors of the Late CHARLOTTE LEDERER

and other parties in interest.

Works of Art, Furniture for the Bedroom, Dining Room, Living Room, Library, Etc. Collection of old Laces, Vases, Bric-a-Brac, etc.

Note:—To-day's session will feature a collection of Wonderful Furnishings for the Drawing Room, Library, Dining Room and Living Room.

On View up to hour of sale.

An advertisement in the Last and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

town, N. J., to Walter Powke. The same brokers sold the Victor R. Melick residence in Cutler Park, Morristown, to Robert Young.

SENTENCED TO SING SING.

Leon Cuvier, who was arrested at Forest Hills, L. I., a year after the robbery of a house at Donagan Hills, S. I., and was found to have a revolver which was part of the loot of the robbery, was sentenced yesterday at St. George, S. I., to two and a half to four years at Sing Sing. He was convicted of the Donagan Hills robbery on the evidence of the revolver.

ART SALES.

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AUCTION SALE, TO-DAY (SAT.) at 2 P. M.

High Class FURNITURE and ART TREASURES. FINE BRONZES, CLOCK SETS, CHINESE FURNITURE, Several Pieces of EXQUISITE FILET-CLUNY EMBROIDERED TABLE CLOTHS, PANEL CURTAINS, BED SETS, Etc. IMPORTED HAND MADE BEADED BAGS.

ALSO FOR WHOM IT MAY CONCERN

40 (New) PHONOGRAPH TALKING MACHINES

200 Japanese (New) WOOL RUGS, sizes 3x6

Several (New) CHINESE CARPET RUGS

Fine China, Sterling Silver, Upright Piano, Gold Drawing Room and Bedroom Suites.

DARLING & CO., Louis Van Brink, Auc'tr.

Sell TO-DAY (Saturday), 2 P. M.

242 Fifth Avenue, 27th-28th Sts.

NOTE:—The sale of the above will be by manuscript and all goods to be removed the following Monday, Dec. 20th. Cash deposits will be required from all buyers.

TO-DAY AT 2:30 P. M.

Clarke's

42-44 East 58th St. (Between Madison & Park Aves.)

Important Sale By Auction

BY ORDER OF Messrs. Kaye, McDevitt and Schuler.

Attorneys at Law, 149 Broadway.

THE VALUABLE ANTIQUE FURNITURE, TAPESTRIES, BROCADE, NEEDLEWORK AND ART OBJECTS FORMING THE COLLECTION OF ALBERT R. LOUIS & CO.

NOTE:—All the Features of Special Decorative Value in To-Day's Sale

The Sale Will Be Conducted by MR. AUGUSTUS W. CLARKE

THE NEW YORK HERALD, SATURDAY, DECEMBER 18, 1920.

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LAST SESSION THIS DAY AT 2 P. M.

OF THE BARONESS EUGENIE PARNIGANIO

Exquisite Furniture and Works of Art

AT PUBLIC AUCTION AT THE BROADWAY ART GALLERIES

AUCTIONEERS—MR. H. VAN BRINK, AUCTIONEER.

1362 Broadway (at 36th St.)

AT UNRESTRICTED SALE

SALES AT AUCTION.

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RUGS and CARPETS

CHARLES SHONGOOD, Auctioneer

WILL SELL